



**MEMORANDUM**  
**City of Beaverton**  
**Community Development Department**

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** Wednesday, July 12, 2017  
**Subject:** *Notice of Decision for Lynnfield Lane Subdivision*  
*LD2016-0028 TP2016-0012 SDM2017-0004*

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Please find attached the notice of decision for Lynnfield Lane Subdivision, casefiles LD2016-0028 TP2016-0012 SDM2017-0004. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for Lynnfield Lane Subdivision is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250, as established by resolution of the City Council.

The appeal closing date for Lynnfield Lane Subdivision LD2016-0028 TP2016-0012 SDM2017-0004 is Monday, July 24, 2017.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Current Planning Division, Community Development Department, 4<sup>th</sup> Floor, City Hall, 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. For more information about the case file, please contact Steve Regner, Associate Planner, at (503) 526-2675.





## Staff Report

DATE: July 12, 2017

TO: Interested Parties

FROM: Steve Regner, Associate Planner *SR*

PROPOSAL: **Lynnfield Lane Subdivision  
LD2016-0028 / TP2016-0012 / SDM2017-0004**

LOCATION: The site is located at 11775 SW Lynnfield Lane, Tax Lot 11400 of Washington County Assessor's Map 1S110BD.

SUMMARY: The applicant requests Preliminary Subdivision, Tree Plan Two, and Sidewalk Design Modification approval for a proposed residential ten lot subdivision. The applicant requests Tree Plan Two approval to remove on-site community trees, and a Sidewalk Design Modification to construct the SW Lynnfield Lane sidewalks with a planter strip narrower than city standards.

APPLICANT: Kurt and Barbara Bingham  
11775 SW Lynnfield Lane  
Portland, OR 97225

APPLICANT'S REPRESENTATIVE: Emerio Design, LLC  
Anne Marie Skinner  
8285 SW Nimbus Avenue, Suite 180  
Beaverton, OR 97008

PROPERTY OWNERS: Kurt and Barbara Bingham  
11775 SW Lynnfield Lane  
Portland, OR 97225

DECISION: **APPROVAL of Lynnfield Lane Subdivision  
LD2016-0028 / TP2016-0012 / SDM2017-0004**



## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Application Deemed Complete	Day 120	Day 240*
LD2016-0028	December 9, 2016	May 10, 2017	September 7, 2017	January 5, 2018
TP2016-0012	December 9, 2016	May 10, 2017	September 7, 2017	January 5, 2018
SDM2017-0004	April 13, 2017	May 10, 2017	September 7, 2017	January 5, 2018

### Existing Conditions Table

<b>Zoning</b>	R7 Residential Urban Standard Density District (R7)	
<b>Current Development</b>	One Single Family Home	
<b>Site Size &amp; Location</b>	The subject site is located at 11775 SW Lynnfield Lane, at the northeast corner of SW Walker Road and SW Lynnfield, approximately 2.2 acres.	
<b>NAC</b>	Central Beaverton	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> R-5 Residential <u>South:</u> R-5 Residential <u>East:</u> R-5 Residential <u>West:</u> R7	<b>Uses:</b> <u>North:</u> Single Family Homes <u>South:</u> Single Family Homes <u>East:</u> Single Family Homes <u>West:</u> Elementary School

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<b><u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report</b>	FR1 – FR12
<b><u>Attachment B:</u> LD2016-0028 <i>Preliminary Subdivision</i></b>	LD1-LD4
<b><u>Attachment C:</u> TP2016-0012 <i>Tree Plan Two</i></b>	TP1-TP7
<b><u>Attachment D:</u> SDM2017-0004 <i>Sidewalk Design Modification</i></b>	SDM1- SDM3
<b><u>Attachment E:</u> <i>Conditions of Approval</i></b>	COA1-COA7

### Exhibits

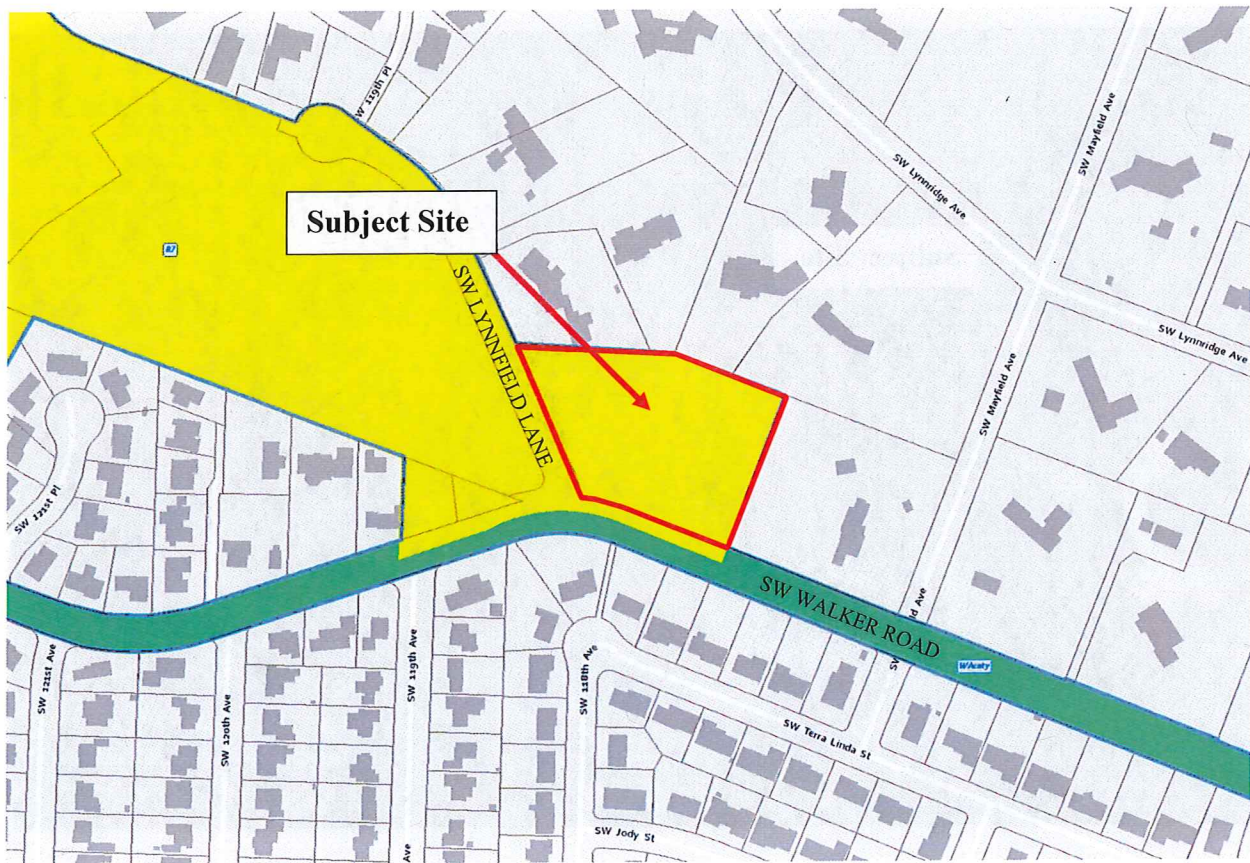
#### **Exhibit 1. Materials submitted by Staff**

Exhibit 1.1 Zoning Map (page SR-4 of this report)

Exhibit 1.2 Aerial Map (page SR-5 of this report)

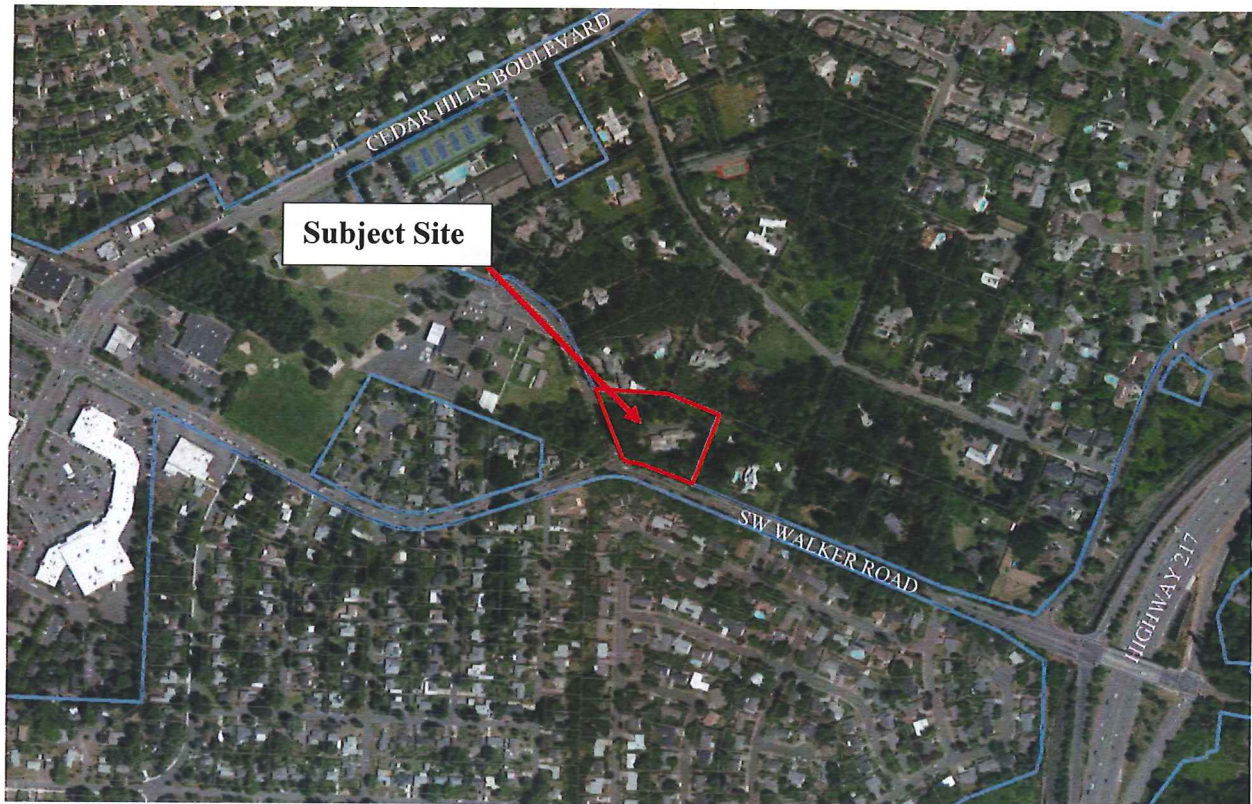
#### **Exhibit 2. Public Comment**

Exhibit 2.1 Letter from Leslie Ganz, 2715 SW Mayfield Avenue, questioning the allowable number of units on the property, and requesting replacement of trees on the subject site that appear to be failing.



**Lynnfield Lane Subdivision  
LD2016-028 / TP2016-0012 / SDM0004  
Zoning Map**





**Lynnfield Lane Subdivision  
LD2016-028 / TP2016-0012 / SDM0004  
Vicinity & Aerial Map**



**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
LYNNFIELD LANE SUBDIVISION  
LD2016-0028 / TP2016-0012 / SDM2017-0004**

**Section 40.03 Facilities Review Committee:**

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

**The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:**

- **All twelve (12) criteria are applicable to the submitted Land Division application as submitted.**
- **Facilities Review criteria do not apply to the Tree Plan Type Two and Sidewalk Design Modification applications.**

***A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water and public sanitary sewer facilities. The applicant has provided a Service Provider Letter (SPL) from Clean Water Services which shows compliance with stormwater requirements.

**Water, Sanitary Sewer, and Stormwater**

Water Service will be provided to the site by Tualatin Valley Water District. A new water line will be extended from an existing water main in SW Lynnfield lane, down the center of the new private street tract to serve all new homes.

Sanitary sewer service is provided by the City of Beaverton. The development proposes to connect each individual home to a new sanitary line located in the private street tract. Existing sewer line service will be extended from SW Walker Road east to SW Lynnfield, and north along SW Lynnfield to connect to the new line under the private street. Adequate capacity exists to serve the proposed development.

Proposed stormwater drainage has been identified and described in the applicant's narrative and plans. The development proposes to locate a new storm drain line in the new private street tract to convey runoff to a storm treatment and detention pond in the southeast corner of the development. The storm pond will connect to an existing storm line in SW Walker Road. The applicant has provided a Clean Water Services Service Provider Letter (SPL) to show compliance with CWS standards. As such the applicant has shown that adequate stormwater facilities exist to serve the site.

#### Transportation

A traffic analysis was not required of this development. The trip generation of the proposed 10-lot subdivision is not great enough to meet the minimum 200 vehicles per day threshold requirement (Development Code Section 60.55.20.2 Traffic Impact Analysis).

*Public Street Access:* The applicant is proposing a private street connection to SW Lynnfield Lane, a County-maintained Local street. The subject tax lot has frontage on SW Walker Road, a County-maintained Arterial. Access to SW Walker Road is not proposed. A plat note for a non-access reservation along the frontage of SW Walker Road is required (see COA 46.b).

*Minimum Sight Distance:* Washington County Resolution and Order 86-95 requires a minimum sight distance (measured in feet) equal to ten times the vehicular speed of the road(s) at proposed access location(s). This requirement applies to sight distance in both directions at the private street connection to SW Lynnfield Lane.

The applicant will be required to provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at the proposed private street connection to SW Lynnfield Lane (see COA 47.d).

*Right of Way Improvements:* Consistent with statewide pedestrian circulation/linkage goals of the Transportation Planning Rule and the County's R&O 86-95 (road safety requirements), the County normally requires sidewalk installation as a minimum road safety improvement along site frontage of all County-maintained roads. Sidewalks further establish future street profiles, demarcate County or City right-of-way, and address drainage issues. Sidewalk requirements are not generally waived, even when sidewalk is not currently present on neighboring properties. Rather, even non-contiguous sidewalk is considered to provide some measure of pedestrian refuge and ideally, makes possible eventual connection of sidewalks (as surrounding development takes place and is likewise conditioned to provide sidewalk). Additionally, the Washington County Road Design and Construction Standards require provision of adequate drainage along a site's frontage of a county road.

The subject site has frontage on SW Lynnfield Lane and SW Walker Road. The subject site lacks a half-street improvement (gutter/curb/sidewalk/street lighting) in accordance with minimum County standards on both County-maintained streets. In accordance with County standards, construction of a half-street improvement (pavement, gutter, curb, five

foot planter strip, five foot sidewalk and continuous street lighting) to a minimum L-2 County standard along the subject site's frontage of SW Lynnfield Lane. The city standard for a local street require five foot sidewalks and six foot planter strip. However, due to existing curb locations north of the subject site, the applicant proposes a five foot planter strip and a five foot sidewalk. The applicant has applied for a Sidewalk Design Modification Application to request this deviation from city standards.

SW Walker Road has been identified as a future capital improvement project identified on the MSTIP 3e adopted project list (#210). Therefore, the County and City are in agreement that a half-street improvement on SW Walker Road can be deferred until the capital improvement project.

In three locations, the inside radius of the SW Lynnfield Lane public sidewalk encroaches into private lots 1 and 10 of the proposed subdivision. As a condition of approval, the applicant shall record a public access easement across the areas where the sidewalk encroaches on lots 1 and 10 (see COAs 22 & 43).

*Right of way:* The statewide Transportation Planning Rule requires provision for adequate transportation facilities in order for development to occur. Accordingly, the County has classified roads and road segments within the County system based upon their function. The current Transportation Plan (regularly updated) contains adequate right-of-way, road width and lane provision standards based upon each roadway's classification. Subject right of way is considered deficient if half-width of the existing right of way does not meet that determined necessary within the County's current transportation plan.

The applicant is required to dedicate additional right-of-way to provide 51 feet from the centerline of SW Walker Road, including adequate corner radius at the intersection with SW Lynnfield Lane. Existing right-of-way along the site's frontage of SW Lynnfield Lane is in compliance with the current Transportation System Plan.

By meeting the Conditions of Approval, the applicant will provide the required critical transportation services.

#### Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R. Conditions of approval submitted by TVF&R are included herein. Staff also cites the findings for Criterion H hereto regarding fire prevention (see COA 20).

To ensure appropriate design and construction of the critical facilities, including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility phasing plans, the Committee recommends standard conditions of approval. The Committee finds that the applicant has provided sufficient evidence that critical facilities exist or can be made to exist to serve the site.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

Schools

The City provided the Beaverton School District with a copy of the proposal, however, no comments were received from Beaverton School District related to the proposal. System Development Charge fees will be collected at building permit issuance, and will assist in offsetting impacts to school capacity. However, given the low number of proposed units, the impacts to the school district are anticipated to be minimal.

Parks

The site will be served by the Tualatin Hills Park and Recreation (THPRD) and will be required to pay any assessed SDC fees for parks with building permit issuance to fund additional park facilities and maintenance of existing facilities. Nearby park facilities include Cedar Hills Park and Cedar Hills Recreation Center.

Police

The City of Beaverton Police currently serve the site and will continue to serve the proposed development.

Pedestrian/Bicycle/Transit Facilities

The applicant proposes to install sidewalks that are at least 5 feet wide. This width is appropriate in cases where it is separated from the street by a landscape planter. The applicant has applied for a Sidewalk Design Modification to allow a landscape planter 1 foot narrower than city standard for a local street to be consistent with existing curb alignment north of the subject site on SW Lynnfield Lane. Five-foot sidewalks are proposed along the frontage of the private street, which will be separated by planter strip except along lots 5, 6, and 7.

The applicant's plans show new sidewalks are to be constructed at the northeast corner of the intersection of SW Lynnfield Lane and SW Walker Road. However, only one sidewalk ramp, oriented to accommodate pedestrian crossings on SW Lynnfield are shown, with no receiving ramp on the opposite of SW Lynnfield Lane. To conform with Americans with Disabilities Act requirements, any sidewalk ramp constructed must be built with a second sidewalk ramp to receive pedestrians on the opposite corner of the intersection. As such, staff recommends a condition of approval requiring that a receiving ramp at the northwest corner of this intersection must be constructed.

As stated above, the applicant's plans show no sidewalk ramps to accommodate a crossing of SW Walker Road from the subject site. Staff notes that under state law, any street corner is a pedestrian crossing, regardless of the right of way improvements currently in place. Construction of the northeast corner sidewalks, even limited to the curb return, necessitates the construction of sidewalk ramps to accommodate the crossing of SW Walker Road. Therefore, staff recommends a condition of approval requiring that the sidewalk ramps must be constructed at the northeast corner of the intersection to accommodate the crossing of SW Walker Road, as well as a receiving ramp or pathway to the existing asphalt path on the south side of SW Walker Road.

No bicycle facilities exist in SW Walker Road, however, the future county project to improve SW Walker Road, referenced in Section A of this report, will provide for bike lanes in SW Walker Road.

This segment of SW Walker Road is not served by public transit at this time. The nearest transit stop is a bus stop on Cedar Hills Boulevard approximately ½ mile away for the subject site.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart on page FR-8, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the R7 Residential Urban Standard Density District (R7) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards.

**Therefore, the Committee finds that the proposal meets the criterion.**

***D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

Section 60.15 Land Division Standards

Right-of-way dedications and improvements will occur, as discussed under Criterion A of the Facilities Review Report. Street trees are planted by the City for residential

subdivisions, with the developer paying a fee of \$200 per tree, calculated at one tree required for each 30 feet of frontage. The project site has approximately 270 linear feet of street frontage on SW Lynnfield Lane, resulting in an estimated street tree fee of \$1,800. This fee shall be paid in full prior to recordation of the final plat (see COA 49).

#### Section 60.30 Off-Street Parking

Regarding 60.30, the Development Code requires at least one off-street parking space per dwelling unit. The applicant proposes to construct the houses with a garage and a driveway, providing a minimum of two parking spaces per unit, thereby meeting the parking requirement.

#### Section 60.55 Transportation Facilities

The development is not expected, based on industry standard trip generation rates, to create more than 300 new trips per day. Therefore, the applicant was not required to provide a Traffic Impact Analysis. However, the applicant did provide a study conducted by Global Transportation Engineering that analyzed queueing on SW Lynnfield Lane, sight distances related to the proposed private street, and a corner radius evaluation for the northeast corner of SW Walker Road and SW Lynnfield Lane. The queueing analysis shows that although the peak southbound queueing extends past the subject site on SW Lynnfield, the queue dissipates in less than 11 seconds, allowing for reasonable turning opportunities onto SW Lynnfield. The sight distance analysis demonstrates that with the proposed removal of vegetation in the area of the proposed intersection, sight distance minimums will be met. Finally, the corner radius evaluation shows turning movements for both buses and fire trucks can safely make the right turn from SW Walker onto SW Lynnfield.

The surrounding public street system has adequate capacity to accommodate the expected traffic from this proposal. The adjacent and nearby residential streets are not expected to see significant changes in intersection performance. As discussed in the other Facilities Review Approval Criteria responses, the proposal will provide adequate pedestrian, bicycle, and vehicular connections, if the conditions of approval are met. The proposal will provide adequate width and full-street improvements along SW Lynnfield Lane.

#### 60.60 Trees and Vegetation Requirements

There are no significant or historic trees on site. The proposal includes the removal of 69 community trees on the property to accommodate development. Twenty-six trees are proposed to be preserved. No mitigation is required for the removal of the community trees.

#### 60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground (see COA 18).



Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.***

The applicant's narrative states that adequate means to ensure continued maintenance are provided in the design. A twenty foot wide access easement is provided for access to the storm detention and treatment pond. A homeowners association will be established for the purposes of maintaining the private street. The proposal, as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

The on-site circulation systems connect to the surrounding systems in a safe and efficient manner. As part of the Site Development Permit review process, the sidewalks and crosswalk ramps will be evaluated for compliance with ADA (Americans with Disabilities Act) access requirements. As noted in Sections B and D in this Facilities Review report, the proposal can meet the applicable requirements by constructing the development as proposed, and by meeting the applicable conditions of approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

The on-site circulation systems connect to the surrounding systems in a safe and efficient manner. As part of the Site Development Permit review process, the sidewalks and crosswalk ramps will be evaluated for compliance with ADA (Americans with Disabilities Act) access requirements. As noted in Sections B and D of this Facilities Review report, the proposal can meet the applicable requirements by constructing the development as proposed, and by meeting the applicable conditions of approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

The applicant states that all proposed facilities have been designed in accordance with city codes. The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The applicant's materials show grading for street improvements, building pads, and a stormwater detention facility. Contouring has been designed in accordance with City codes and closely matches the contours of neighboring properties. The future single family home on lot 5 proposes to construct a daylight basement to meet grade and remain compliant with city grading standards. All grading on the applicant's plans meets City code. Grading has also been designed to direct storm drainage on new impervious surfaces to drains which will convey runoff to the on-site treatment and detention pond.

The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements, and will be thoroughly evaluated at the time of site development and building permit review. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65 and the criterion will be met.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

***L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant submitted the applications on December 9, 2016 and the application was deemed complete on May 10, 2017. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, the Committee finds the proposal meets the criterion for approval.**

**Code Conformance Analysis**  
**Chapter 20 Use and Site Development Requirements**  
**R7 Residential Urban Standard Density (R7) Zoning District**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20 (R5)</b>			
Use- Permitted	Detached Dwellings	Detached Dwellings	Yes
<b>Development Code Section 20.05.15 (R2)</b>			
Minimum Lot Area	7,000 square feet	All Lots greater than 7,000 square feet  Public comment submitted questioned the total number of units allowed on the subject site. The proposed plans show 10 lots, all larger than the minimum 7,000 square foot lot size. Therefore, 10 lots is an approvable number lots on this site.	Yes
Minimum Lot Dimensions Width: Interior/Corner Depth: Interior/Corner	65'/70' 90'/80'	Varies Varies	Yes
Minimum Yard Setbacks Front Side Rear Garage	17' 5' 25' 20'	17' 5' 25' 20'	Yes
Maximum Building Height	35'	No Single Family Homes Elevations Provided	Yes w/COA

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	No Design Review Proposed, Single Family Home Subdivision	N/A
<b>Development Code Section 60.07</b>			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No mapped floodplains are located within the subject site.	N/A
<b>Development Code Section 60.12</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
<b>Development Code Section 60.15 – Land Division Standards</b>			
Land Division Standards	Standards pertaining to Land Divisions	Ten Lot Subdivision	Located in Findings for LD2016-0028
<b>Development Code Section 60.25 – Off Street Loading</b>			
Loading Facilities	No loading facilities are required for this use.	No loading facilities are proposed	N/A
<b>Development Code Section 60.30 – Off-Street Parking</b>			
Off-street motor vehicle parking Parking Zone B	<u>Detached Dwellings</u> 1 space per unit	Driveway and garage provided for each unit	YES
Required Bicycle Parking	Not Required for Detached Dwellings	Not provided	N/A
<b>Development Code Section 60.55 – Transportation</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
<b>Development Code Section 60.60</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Proposes removing 1,422 inches DBH of Community Trees on site, 70.7% of total DBH. Removal of community trees requires no mitigation. Trees remaining shall be protected consistent with tree protection standards found in Section 60.60.20 of the Development	Yes- with COA

		Code	
<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all existing and proposed utility lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	<b>Yes- with COA</b>



**LD2016-0028  
ANALYSIS AND FINDINGS FOR  
PRELIMINARY SUBDIVISION**

**Section 40.45.05 Land Division Applications; Purpose**

*The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.*

**Section 40.45.15.5.C Approval Criteria**

*In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47., further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C. have been met.***

The applicant proposes to divide one lots into ten lots and two tracts, and no Legal Lot Determination is pending for either parcel, meeting the threshold for a Preliminary Subdivision below.

- 1. The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

**Therefore, staff find that the proposal meets the criterion for approval.**

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

**Therefore, staff find that the proposal meets the criterion for approval.**

- 3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

The subject parcel is not part of any subdivision, and is not subject to any previous City approvals. The proposed application will not affect or modify any applicable current or previous land use approvals.

**Therefore, staff find that the proposal meets the criterion for approval.**

4. ***Oversized parcels (oversized lots) resulting from the Replat shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be provided to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.***

No oversized parcels are proposed with this development.

Therefore, staff find that the criterion for approval does not apply.

5. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The proposal does not request phasing with this development

Therefore, staff find that the criterion for approval does not apply.

6. ***Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:***

***a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***

***b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks.***

The proposal does not utilize lot averaging.

Therefore, staff find that the criterion for approval does not apply.

7. ***Applications that apply the lot area averaging standards of Section 20.05.15.D. do not require further Adjustment or Variance approvals for the Land Division.***

The proposal does not utilize lot averaging.

Therefore, staff find that the criterion for approval does not apply.

8. ***The proposal does not create a lot which will have more than one (1) zoning designation.***

The proposal only includes lots zoned R7 Residential. No proposed lot will have more than one zoning designation.

**Therefore, staff find that the proposal meets the criterion for approval.**

9. ***Applications and documents related to the request requiring further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted this Preliminary Subdivision application along with a Tree Plan Two and Sidewalk Design Modification applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all three (3) applications at once.

**Therefore, staff find that the proposal meets the criterion for approval.**

#### **RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2016-0028 (Lynnfield Lane Subdivision)**, subject to the applicable conditions identified in Attachment E.

## Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Grading Standards</b>			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed.	The proposal is subject to the grading standards contained herein.	<b>Yes</b>
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	Grading for the stormwater detention facility in Tract A is exempt	<b>Yes</b>
60.15.10.3.A 0-5 Feet From Property Line	Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property.	Grading for building pads are shown for all lots. Grading is consistent with grading standards.	<b>Yes</b>
60.15.10.3.B 5-10 Feet From Property Line	Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property.	Grading for building pads are shown for all lots. Grading is consistent with grading standards.	<b>Yes</b>
60.15.10.3.C 10-15 Feet From Property Line	Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property.	Grading for building pads are shown for all lots. Grading is consistent with grading standards.	<b>Yes</b>
60.15.10.3.D 15-20 Feet From Property Line	Maximum eight (8) foot slope differential from the existing or finished slope of the abutting property.	Grading for building pads are shown for all lots. Grading is consistent with grading standards.	<b>Yes</b>
60.15.10.3.E 20-25 Feet From Property Line	Maximum ten (10) foot slope differential from the existing or finished slope of the abutting property.	Grading for building pads are shown for all lots. Grading is consistent with grading standards.	<b>Yes</b>
60.15.10.3.F Pre-development slope	Where a pre-development slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, the slope after grading shall not exceed the pre-development slope	The applicant does not propose to exceed these standards of pre-development slopes.	<b>Yes</b>
<b>Significant Trees and Groves</b>			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No significant trees or groves are present on or adjacent to the subject site.	<b>N/A</b>

**TP2016-00012  
ANALYSIS AND FINDINGS FOR  
TREE PLAN TWO**

**Section 40.90.05 Tree Plan Applications; Purpose**

*Healthy trees and urban forest provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.*

**Section 40.90.15.2.C Approval Criteria**

*In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The proposal satisfies the threshold requirements for a Tree Plan Two application.***

The applicant proposes to remove 70 non-exempt community trees, or 80.2% of total number of community trees on site, which meets threshold three for a Tree Plan Two application.

- 1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, except as allowed in Section 40.90.10.1.*

**Therefore, staff find that the proposal meets this criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required fee for a Tree Plan Two application.

**Therefore, staff find that the proposal meets this criterion for approval.**

- 3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.***

The trees are not proposed for removal to observe good forestry practices. The trees are proposed for removal to accommodate the development of the site including the

associated grading and construction.

**Therefore, staff find that this criterion for approval does not apply.**

**4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.***

The applicant proposes to remove 70 non-exempt community trees to accommodate the construction of the private street, preliminary site grading, and other physical development activities to develop and serve ten new single family homes and a stormwater detention pond. The applicant has identified six trees, numbered 14, 15, 26, 36, 78, 82 on sheet 9 of the applicant's plans as trees that will attempted to be preserved, but root impacts may require removal of the trees. A majority of the trees to be removed on site are impacted by half street improvements on SW Lynnfield Lane and the private street serving the new lots. There is no reasonable alternative for the location of these improvements. An additional group of trees are removed to accommodate the storm detention facility in the southeast corner of the site. The location of this facility is dictated by the site grading, as it is proposed in one of two low spots on site. Locating the facility in the other low spot, found in the northeast corner of the site would likely have greater impacts, as it would require more trenching to pipe stormwater to the exiting city storm pipe underneath SW Walker Road. Trees in rear yards of each lot are mostly proposed to remain, however, grading building pads will necessitate the removal of several trees.

**Therefore, staff find that the proposal meets this criterion for approval.**

**5. *If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Public comment received by staff requested that a number of trees along the eastern property are failing due to poor maintenance efforts. No evidence has been provided demonstrating that the trees are failing. However, city staff have alerted the applicant to this concern and recommend that the applicant and neighbor reach a mutually agreeable solution outside of this land use decision.

Property damage or other nuisances are not the reason any trees proposed for removal are being removed. Trees are being removed to facilitate development of the site.

**Therefore, staff find that this criterion for approval does not apply.**



6. ***If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

The applicant's materials show that approximately 14 trees will be removed due to the half street improvements to SW Lynnfield Lane and 10 trees will be removed to construct the storm water facility. . Staff concurs that these trees are proposed for removal to facilitate development of public facilities, and that no reasonable alternative exists to preserve these tree.

**Therefore, staff find that the proposal meets this criterion for approval.**

7. ***If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

The project is not proposing to remove any trees to enhance the health of a tree, grove, SNRA, or adjacent trees, nor do they eliminate conflicts with structures or vehicles.

**Therefore, staff find that this criterion for approval does not apply.**

8. ***If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.***

There are no SNRAs or Significant Groves on or adjacent to this property.

**Therefore, staff find that this criterion for approval does not apply.**

9. ***If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.***

There are no SNRAs or Significant Groves on or adjacent to this property.

**Therefore, staff find that the proposal meets this criterion for approval.**

**10. *The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.***

Staff cites the applicable Development Code sections in the Development Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies with all applicable provisions of Chapter 60.60 and 60.67.

**Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

**11. *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

This approval criterion is identical to Facilities Review approval criterion J. The response contained within the Facilities Review report (Attachment A, above) is hereby cited and incorporated. The applicant's plans demonstrate a balance of accommodating the private street construction, home construction and stormwater facility construction while minimizing the adverse effects on neighboring properties.

**Therefore, staff find that the proposal meets this criterion for approval.**

**12. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant submitted the application on December 9, 2016 and was deemed complete on May 10, 2017. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets this criterion for approval.**

**13. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted this Tree Plan Two application with a Preliminary Subdivision and Sidewalk Design Modification applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all three (3) applications at once.

**Therefore, staff finds that the proposal meets this criterion for approval.**

### **Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2016-0012 (Lynnfield Lane Subdivision)** subject to the applicable conditions identified in Attachment E.

**Code Conformance Analysis**  
**Chapter 60.60 Trees and Vegetation &**  
**Chapter 60.67 Significant Natural Resources**

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEET STANDARD
<b>60.60.15 Pruning, Removal, and Preservation Standards</b>			
60.60.15.1A-B	Pruning Standards	No canopy or root pruning is proposed with this development	N/A
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	No Protected Trees on site	N/A
60.60.15.2.B	Removal of Landscape Trees and Significant Trees shall be required as set forth in 60.60.25	No Landscape Trees on site	N/A
60.60.15.2.C.1-8	Standards for SNRA & Significant Groves – Minimum Preservation	No Significant Groves or Trees on site	N/A
<b>60.60.20 Tree Protection Standards During Development</b>			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected root zone shall be limited. Other protections measures may be used with City approval.	Tree fencing will be constructed consistent city requirement for all community trees on site and all trees on abutting properties.	YES w/ COA
<b>60.60.25 Mitigation Requirements</b>			
60.60.25.1-6	Standards for removal of Significant Trees	No Significant Groves or Trees on site	N/A
60.60.25.2	Mitigation Standards for removal of Significant Trees.	No Significant Groves or Trees on site	N/A
60.60.25.7	In-Lieu Fee	No Significant Groves or Trees on site, therefore no in-lieu fees are required	N/A
60.60.25.9	Landscape Tree Mitigation	No landscape trees are located on-site	N/A
<b>60.67 Significant Natural Resources</b>			
60.67.05.1	Development activities in locations of possible significant natural resources and/or wetlands are subject to relevant procedures identified in Chapter 50.	No significant natural resources exist on site.	N/A

60.67.05.2	For sites identified in the Local Wetland Inventory notice of the proposed development shall be provided to DSL.	No significant natural resources exist on site.	<b>N/A</b>
60.67.10	Development activities in locations of Significant Riparian Corridors are subject to relevant procedures identified in Chapter 50.	No significant natural resources exist on site.	<b>N/A</b>

**SDM2017-0004**  
**ANALYSIS AND FINDINGS FOR**  
**SIDEWALK DESIGN MODIFICATION**

**Section 40.58.05. Sidewalk Design Modification Application; Purpose**

The purpose of the Sidewalk Design Modification application is to provide a mechanism whereby the City's street design standards relating to the locations and dimensions of sidewalks or required street landscaping can be modified to address existing conditions and constraints as a specific application. For purposes of this section, sidewalk ramps constructed with or without contiguous sidewalk panels leading to and away from the ramp shall be considered sidewalks. This section is implemented by the approval criteria listed herein.

**Section 40.58.15.1.C. Approval Criteria**

In order to approve a Sidewalk Design Modification application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.***

Section 40.58.15.1.A.1 Threshold: *An application for Sidewalk Design Modification shall be required when the following threshold applies:*

1. The sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.

The applicant requests to construct the planter strip along SW Lynnfield Lane one foot narrower than that six foot standard. The project proposes to build sidewalks consistent with the five foot standard.

**Therefore, staff find the proposal meets the criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The City of Beaverton received the appropriate fee for the Sidewalk Design Modification application.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 3. *One or more of the following criteria are satisfied:***

- a. *That there exist local topographic conditions, which would result in any of the following:***

- i. *A sidewalk that is located above or below the top surface of a finished curb.***



- ii. ***A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.***
- b. ***That there exist local physical conditions such as:***
  - i. ***An existing structure prevents the construction of a standard sidewalk.***
  - ii. ***An existing utility device prevents the construction of a standard sidewalk.***
  - iii. ***Rock outcroppings prevent the construction of a standard sidewalk without blasting.***
- c. ***That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.***
- d. ***That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.***

Properties immediately north of the subject site, which are located in unincorporated Washington County, have curb tight sidewalks along their SW Lynnfield lane frontage. To promote safe flow of vehicle traffic, it is preferred to maintain the existing curb location along the frontage of the subject site. As SW Lynnfield falls under the jurisdiction of Washington County, the county right of way width standard applies. The county finds that the existing right of way width of 50 feet adequately meets the standard. However maintaining the curb line location along the subject site results in an area that is one foot narrower than what is needed to meet the city's local street standard of five foot sidewalks and six foot planter strips.

Providing a five foot planter strip accommodates the preferred curb location and still accommodates most trees on the city's street tree list.

**Therefore, staff finds the proposal meets the criterion for approval.**

**4. *The proposal complies with provisions of Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements and 60.55.30 Minimum Street Widths.***

The applicant states that the proposal complies with provisions of Section 60.55.25 as demonstrated in the narrative provided to this Section (Chap. 60). Staff refers to the Facilities Review findings for approval criterion C in reference to compliance with 60.55. The applicant must show compliance with the Conditions of Approval prior to issuance of a Site Development Permit for the proposed transportation facilities.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

**5. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted this Sidewalk Design Modification application and the associated Preliminary Subdivision and Tree Plan Two application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all three (3) applications at once.

**Therefore, staff finds the proposal meets the criterion for approval.**

**6. *The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.***

Staff cites the finding prepared herein in response to Criteria E and F of Facilities Review approval as adequate for supportive findings in response to Criterion No. 6 of SDM approval.

**Therefore, staff finds the proposal meets the criterion for approval.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2017-0004 (Lynnfield Lane Subdivision)** subject to the applicable conditions identified in Attachment E.

**CONDITIONS OF APPROVAL****A. Prior to issuance of the Site Development Permit, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
7. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access Walker Road and Lynnfield Lane right of way. (Site Development Div./JJD)
8. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction and service extensions. (Site Development Div./JJD)
9. Submit a copy of issued permits or other approvals needed from the Clean Water Services District for the existing downstream sanitary sewer manhole connection. (Site Development Div./JJD)
10. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)

11. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
12. Provide a detailed drainage analysis of the subject site and all tributary areas and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./JJD)
13. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
14. Submit a design for the retaining walls surrounding, adjacent, and within the storm water quality facility designed by a civil engineer or structural engineer for the expected hydrological conditions of the pond. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with cobblestone face texturing, or a City Engineer approved equivalent, and with minimum 18-inch wide, minimum 6 inch thick, top cap on each stem wall. Provide increased detention volume that may be required as the result of the site development application plan review process as determined by the City Engineer. This land-use approval shall provide for such minor surface modifications (revised or additional retaining walls and interior grade changes less than four vertical feet variance) in the proposed facility without additional design review or other land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
15. Submit a revised grading plan showing that each lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the public storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall be established for the future homes based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of any LIDA planters; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. This land-use approval shall provide for minor grade changes less than four vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
16. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an

analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. (Site Development Div./JJD)

17. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development Div./JJD) (Site Development Div./JJD)
18. Provide plans for LED street lights (Option C unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
19. Provide plans showing a commercial driveway apron (portland cement concrete) at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
20. FIRE FLOW WATER AVAILABILITY: Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow calculations at site development review. (TVF&R/JF)
21. Submit plans showing temporary tree fencing for all on-site trees to be preserved, and all off-site trees on or near the property line of the subject site. No trenching is to occur within tree protection fencings. (Planning Division/SR)
22. Submit plans showing a sidewalk easement on lots 1 and 10 where the sidewalk encroaches onto private lots. (Planning Division/SR)
23. Submit plans showing a sidewalk ramp on the northwest corner of the intersection. (Planning Division/SR)
24. Submit plans that show an additional sidewalk ramp at the northeast corner of the intersection and a sidewalk ramp or pathway at the southeast corner of the intersection to accommodate pedestrian crossing of SW Walker Road. (Planning Division/SR)
25. Ensure that all associated applications have been approved and are consistent with the submitted plans. (Planning Division/SR)

**B. Prior to Building Permit Issuance for a new home, the applicant shall:**

26. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
27. Have recorded the final plat with the County Surveyor and submitted a copy to the City. (Site Development Div./JJD)

28. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
29. Submit plans that reflect the minimum finish floor elevations determined and shown on the approved site development plans based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the emergency overflow from the storm water management facilities; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./JJD)
30. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)

**C. Prior to Approval of the Final Plat, the applicant shall:**

31. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
32. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)
33. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning Division/SR)
34. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning Division/SR)
35. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/SR)
36. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning Division/SR)
37. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning Division/SR)
38. Submit plans showing a sidewalk easement on lots 1 and 10 where the sidewalk encroaches onto private lots. (Planning Division/SR)

39. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning Division/SR)
40. Provide a street name shown on the Final Plat consistent with City of Beaverton Community Street Name Plan. (Planning Division/SR)
41. Provide plans showing the following:
- Dedication of additional right-of-way to provide 51 feet from centerline of SW Walker Road.
  - Provision of a non-access reservation along the site's frontage of SW Walker Road. (WaCo/NV)
42. Submit to Washington County Public Assurance Staff, 503-846-3843:
- Completed "Design Option" form, "Engineer's Submittal" Checklist and a Geotech/Pavement report for County roads.
  - \$10,000.00** Administration Deposit.
  - A copy of the City's Land Use Approval with Conditions, signed and dated.
  - Preliminary certification of adequate sight distance for the private street connection to SW Lynnfield Lane, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
    - A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following webpage for sight distance certification submittal requirements).  
<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>
  - Three (3) sets of complete engineering plans for construction of the following public improvements:
    - Half-street improvement (pavement, gutter, curb, 5' planter strip, 5' sidewalk and lighting) to a minimum L-2 County standard along the site's frontage of SW Lynnfield Lane. Sidewalk and planter strip widths will be subject to City standards.  
NOTE: Utilities may need to be relocated to permit the construction of the half-street improvement and other public improvements.
    - Private street connection to SW Lynnfield Lane to County standards.
    - Improvements within the right-of-way as necessary to provide adequate intersection sight distance at the proposed private street connection to SW Lynnfield Lane.
    - All improvements and work proposed within County rights-of-way shall be designed and constructed to County standards. (WaCo/NV)
43. Obtain a Washington County Facility Permit upon completion of the following:
- Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions 42.e.
- NOTE: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative after submittal and approval of items listed under COA 42.

The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process. (WaCo/NV)

44. Prior to the approval of the Final Land Division (Final Plat), the applicant shall pay a projected fee of \$1,800 for the installation of street trees along the extension of SW Lynnfield Lane, with credit potentially given for any mature trees to be retained that provide the benefits of street trees. (Transportation/KR)
45. Submit a common maintenance agreement or homeowners association CC&R's to be recorded with the final plat, as well as stating ownership and maintenance responsibilities of the private street. (Planning/SR)

**D. Prior to Final Inspection of any building permit, the applicant shall:**

46. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development Div./JJD)
47. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
48. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./SR)
49. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning Div./SR)

**E. Prior to Occupancy, the Applicant shall:**

50. Obtain a Finaled Washington County Facility Permit, contingent upon the following:
  - a. The road improvements required in condition 42.e above shall be completed and accepted by Washington County.
  - b. Upon completion of necessary improvements, submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer. (WaCo/NV)

**F. Prior to release of Performance Security, the applicant shall:**



51. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
52. Submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
53. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment/replacement of the vegetation and restoration of full function within the private surface water management facility areas, as determined by the City Engineer. If the plants are not well established or the facility not properly functioning (as determined by the City Engineer) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Engineer prior to release of the security. (Site Development Div./JJD)

**TP2016-0010 Tree Plan Application:**

54. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning Division/SR)
55. All pruning of Protected Trees shall be done in accordance with the standards set forth in the City's adopted Tree Planting and Maintenance Policy, also known as Resolution 3391 per the requirements of Section 60.60.15.1. (Planning/SR)

**SDM2016-0008 Sidewalk Design Modification Application:**

**Prior to issuance of the site development permit, the applicant shall:**

56. Ensure that all associated applications, including Preliminary Partition and Tree Plan Two have been approved and are consistent with the submitted plans. (Planning Division/SR)



**Steven Regner**

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**From:** Leslie Ganz <leslieandmarkganz@me.com>  
**Sent:** Wednesday, June 07, 2017 3:35 PM  
**To:** Steven Regner  
**Subject:** Lynnfield Lane Subdivision

Steve:

My name is Leslie Ganz and my husband Mark and I own the property on the SE side of this proposed development, directly abutting this proposed development, on the corner of Walker Road and Mayfield Avenue. We do not support the development and construction of 10 homes on Tax Lot 11400 of Washington County Assessor's Map 1S1109BD. It is our understanding that current Washington County code does not allow the development of this property and we agree with the existing code. If R7 means 7 homes, that would be better than 10. If for some reason this development is approved, despite our comments, I would request that those tall fir trees abutting the joint property line, be removed and replace with trees that are mutually agreed upon, such as those I have planted on our side of the property. These tall firs I reference have been topped and are at risk of falling, as are their large lower limbs, which are all dead wood.

I can be reached at H (503) 644-8577 or C (503) 887-7597 for additional input.

Thank you very much,

Leslie Ganz  
2715 SW Mayfield Avenue  
Portland, OR 97225

